

**SITE DATA:**

1. OWNER: EUGENE R. PROBST & JOHN L. PROBST TRUSTEES  
C/O JOHN PROBST  
1127 PLOM'S PATHWAY  
PEACH BOTTOM, PA 17663

2. DEVELOPER/ CONTRACT PURCHASERS:  
EVA MAR, LLC  
5074 DORSEY HALL DRIVE, SUITE 205  
ELICOTT CITY, MD 21042  
CONTACT: MICHAEL CHARLTON

3. PROPERTY INFORMATION: ADDRESS: 301 N. FOUNTAIN GREEN ROAD, BEL AIR, MD  
TAX MAP: 41 P. 662 LOT 131  
DEED REFERENCE: B004/143  
EXISTING ZONING: R1

4. SITE AREA: PARCEL 1: 47.08± AC.  
(SITE BOUNDARY PLAT PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., DATED JANUARY 2013.)

5. PROPOSED USE:  
CONTINUING CARE RETIREMENT COMMUNITY (47.08 AC.)

PRODUCT TYPE	PHASE ONE	FUTURE PHASES	TOTAL
INDEPENDENT LIVING VILAS	0	14	14
INDEPENDENT LIVING APARTMENTS	180	204	384
HEALTH CARE	36	80	116
TOTAL	216	298	514

PROPOSED COMMON AREA FACILITIES: 36,000± S.F. (INCLUDED IN COMMUNITY CENTER BUILDING)

DINING ROOM  
BISTRO  
BAR / LOUNGE  
CRAFT ROOM  
EXERCISE ROOM  
GOLF ROOM  
MULTI-PURPOSE ROOM

BEAUTY SHOP  
LIBRARY / BUSINESS CENTER  
GOLFING CENTER  
ADMINISTRATIVE & STAFF OFFICES  
MECHANICAL EQUIPMENT  
MAINTENANCE / STORAGE

PROPOSED COMMON AREA FUTURE CONSTRUCTION: 10,000± S.F. WELLNESS CENTER & CHAPEL

6. AREA OF NATURAL RESOURCE DISTRICT: 8.22± AC. (17.5%)

7. OPEN SPACE:  
REQUIRED: 33± AC. 2 ACRES ACTIVE OPEN SPACE

PROPOSED: TOTAL = 60R± (29.5± AC.)  
ACTIVE OPEN SPACE = 3.80± AC.  
OUTDOOR RECREATION AREA #1 = 0.20± AC.  
OUTDOOR RECREATION AREA #2 = 0.23± AC.  
OUTDOOR RECREATION AREA #3 = 0.23± AC.  
OUTDOOR RECREATION AREA #4 = 1.29± AC.  
OUTDOOR RECREATION AREA #5 = 0.88± AC.

AMENITIES TO BE INCLUDED IN OUTDOOR RECREATION AREAS: CONCRETE SIDEWALKS & PATIOS, RECREATIONAL TRAILS, LANDSCAPING & GARDENS, PET WALK, WATER FEATURES, MULTI-USE LAWN, AND OUTDOOR SHADE STRUCTURES SUCH AS GAZEBOS, PAVILIONS, ETC.

INDOOR AMENITIES - PHASE ONE: 2,600 S.F.  
CRAFT ROOM: 800 S.F.  
EXERCISE ROOM: 800 S.F.  
GOLF ROOM: 450 S.F.  
MULTI-PURPOSE ROOM: 450 S.F.

INDOOR AMENITIES - FUTURE PHASES: 9,500 S.F.  
WELLNESS CENTER: 9,500 S.F.

10. PARKING:  
REQUIRED: 1 P.S. PER INDEPENDENT LIVING VILLA @ 14 VILAS = 14 P.S.  
1 P.S. PER INDEPENDENT LIVING APT @ 410 APTS = 410 P.S.  
1 P.S. PER 4 BEDD ASSESSED LIVING (HEALTH CARE) @ 90 BEDS = 23 P.S.  
1 P.S. PER EMPLOYEE AT LARGEST SHIFT @ 80 EMPLOYEES = 80 P.S.  
TOTAL = 527 P.S.
- PROVIDED: PHASE ONE = 475 P.S.  
PHASE TWO = 277 P.S. (INCLUDES 14 GARAGES FOR VILAS)  
TOTAL = 752 P.S.
11. IMPERVIOUS SURFACES: ALLOWED: 60R. PROPOSED: <60R
12. BUILDING COVERAGE: ALLOWED: 40R. PROPOSED: 13R (8.18 AC. / 268,254 S.F.)
13. PROPOSED EMPLOYEES: 80 EMPLOYEES
14. THE ON-SITE EXISTING CONDITIONS INFORMATION IS BASED ON FIELD SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. OCTOBER 2013. OFF-SITE EXISTING CONDITIONS ARE BASED ON HARFORD COUNTY GIS INFORMATION.
15. THERE IS NO 100-YEAR FLOOD FLOODPLAIN ON-SITE PER FEMA FIRM MAP NO. 24225C0162 D & 24225C0162 D, EFFECTIVE DATE JANUARY 7, 2000.
16. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
17. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
18. THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A DELINEATION ORIGINALLY CONDUCTED BY ECOTONE, INC. AUGUST 2010. A REVIEW AND UPDATE WAS CONDUCTED BY ECOTONE, INC. NOVEMBER 2011.
- A FIELD SURVEY OF THE NONTIDAL WETLANDS AND "WATERS OF THE U.S." WAS CONDUCTED BY HIGHLAND SURVEY, INC.
- THE NATURAL RESOURCE DISTRICT (NRD) WAS EXPANDED IN AREAS IDENTIFIED BY HARFORD COUNTY DEPARTMENT OF PLANNING & ZONING.
19. THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
20. EXISTING STRUCTURES LOCATED ON-SITE HAVE BEEN RAISED.
21. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
22. A WAIVER WILL BE REQUIRED TO ALLOW THE REMOVAL OF SPECIFIC TREES ON-SITE.
23. A FOREST STAND DELINEATION PREPARED BY GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC., WAS APPROVED MAY 8, 2014.
24. A CONCEPT PLAN PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. WAS APPROVED JUNE 30, 2014.
25. THE CONTINUING CARE RETIREMENT COMMUNITY SHALL BEAR OWNERSHIP AND BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND AREAS OF OPEN SPACE LOCATED ON PARCELS ONE.
26. A COST ESTIMATE FOR THE FOUNDATION PLANTINGS HAS BEEN PROVIDED. ALL TREE PLANTINGS ARE BEING CREDITED TOWARD FOREST CONSERVATION REQUIREMENTS AND WILL BE INCLUDED IN THE FOREST CONSERVATION SURVEY.
27. TREES MAY NOT BE PLACED WITHIN THE DRAINAGE AND UTILITY EASEMENTS, THE SHA ROAD RIGHT-OF-WAY, OR WITHIN FIFTEEN FEET OF EXISTING OR PROPOSED WATER AND SEWER LINES.

RECEIVED

PLAN TYPE: 17-087

PLAN NO.: 2A

SERIES NO.: 923-14

DATE: 9/23/14

DACQUE

Harford County, Dept. of Planning

**LEGEND:**

EXISTING 2' INTERVAL CONTOUR  
EXISTING 10' INTERVAL CONTOUR  
PROPOSED 2' INTERVAL CONTOUR  
PROPOSED 10' INTERVAL CONTOUR  
EXISTING BUILDING  
EXISTING TREE  
EXISTING WOODY VEGETATION  
PROPOSED TREE LINE  
PROPOSED BUILDING SETBACK  
EXISTING EASEMENT  
EXISTING PAVEMENT  
EXISTING FENCE  
PROPOSED LOT LINE  
PROPOSED CENTER LINE OF ROAD  
PROPOSED EDGE OF PAVEMENT  
EXISTING RIGHT-OF-WAY (R/W) LINE  
BOUNDARY/PROPERTY LINE  
EXISTING ADJOINING PROPERTY LINE

SOILS LINE AND DESIGNATION  
EXISTING NONTIDAL WETLANDS / "WATERS OF THE U.S."  
EXISTING 25' STATE NONTIDAL WETLAND BUFFER  
EXISTING NATURAL RESOURCE DISTRICT (NRD)  
PROPOSED LOT NUMBER  
EXISTING WATER LINE & FIRE HYDRANT  
EXISTING SANITARY SEWER  
PROPOSED WATER LINE & FIRE HYDRANT  
PROPOSED SANITARY SEWER  
DENOTES AREA OF SLOPES 15% - 25%  
DENOTES AREA OF STEEP SLOPES > 25%

AREA OF REFORESTATION  
PROPOSED PEDESTRIAN SCALE STREET LIGHT (SINGLE & DOUBLE FIXTURES)  
PROPOSED PARKING LOT STREET LIGHT (SINGLE & DOUBLE FIXTURES)  
PROPOSED RECREATIONAL TRAIL (PHASE ONE CONSTRUCTION)  
PROPOSED RECREATIONAL TRAIL (FUTURE PHASE CONSTRUCTION)  
EXISTING SPECIMEN TREE  
PROPOSED INDIVIDUAL TREE PLANTING / STREET TREE  
PROPOSED FOUNDATION PLANTING / SHRUB  
EXISTING OVERHEAD POWER LINES

**PROPOSED FOUNDATION PLANTINGS - PHASE ONE**

LOT 1	PLANTINGS PROVIDED
154 SHRUBS	

**PARKING LOT INTERIOR LANDSCAPING - PHASE ONE**

LOT 1	SURFACE PARKING SPACES PROVIDED	TREES REQUIRED (1 TREE / 10 PS)	PLANTINGS PROVIDED	TOTAL
488	49	93	37	130

**SOILS DATA**

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
A8R	ALBINO	3-8%	LIMITED	YES	NO	YES	D
Cc2	CHESTER	3-8%	NO	NO	YES	NO	B
Cc2	CHESTER	8-15%	NO	NO	NO	YES	B
Gd2	GLENGLE	15-25%	NO	YES	NO	NO	C
Lc2	LEONARD	9-15%	NO	NO	NO	YES	B
Nc2	NESHAMNY	3-8%	NO	NO	YES	NO	B
Nc2	NESHAMNY	8-15%	NO	NO	NO	NO	B
Wb8	WATCHUNG	3-8%	YES	YES	NO	YES	D

**ADJOINING PROPERTY OWNER LIST**

TAX MAP / PARCEL	OWNER	ADDRESS	ZONING
T.M. 41 P. 132 LOT 1	HARFORD COUNTY MARYLAND	220 S. MAIN STREET, BEL AIR, MD 21014	R1
T.M. 41 P. 662 LOT 5	AMYCLAE EAST HOMEOWNERS ASSOCIATION, INC.	1814 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 64	RANDOLPH C. BAKER	1812 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 63	PAUL S. DUEMEL & JENNIFER A. DUEMEL	1810 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 62	"YUNG JIM KIM & CHA KIM KIM"	1608 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 61	ANBAL FELICIANO & WINNIE T. FELICIANO	1808 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 60	CHRISTOPHER R. MATTHEWS & CHRISTINE W. JENSEN	1804 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 59	MICHAEL S. NEZDOWSKI & LISA NEZDOWSKI	1802 AMYCLAE DRIVE, BEL AIR, MD 21015	R2

**OWNER/DEVELOPER CERTIFICATION**

I HEREBY AGREE TO TAKE PROTECTIVE MEASURES IN ACCORDANCE WITH SECTION 267-29 OF THE HARBORD COUNTY CODE AND ALSO AGREE TO REPLACE TREES AND VEGETATION SHOULD ANY REMOVAL OR DEATH OCCUR BEFORE, DURING, OR AFTER CONSTRUCTION.

NAME: Michael Charlton  
DATE: 7/1/14

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
3464 BOX HILL CORPORATE CENTER DRIVE  
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(410) 515-8000  
FAX: (410) 515-8002  
MRAGTA.COM  
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**SERIES TWO LANDSCAPE AND RECREATION PLAN**  
FOR  
CARNS RUN  
AT  
**EVA MAR**  
PHASE ONE  
THIRD ELECTION DISTRICT  
HARFORD COUNTY, MARYLAND

DATE: 09/22/2014  
REVISIONS: REVISSED TO ADDRESS DAC COMMENTS.  
SCALE: 1" = 100'  
DATE: 07/08/2014  
DRAWN BY: MWM  
DESIGN BY: MWM/AGD  
REVIEW BY: JMK/PTM  
SHEET: 1 OF 2

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
MEDIUM / LARGE CANOPY TREES				
T-1	15	Aesculus hippocastanum "Bourmontii" Bourmont Horsechestnut	1 1/2" - 2" CAL.	B & B
T-2	16	Acer saccharum "Green Mountain" Green Mountain Sugar Maple	1 1/2" - 2" CAL.	B & B
T-3	13	Ostrya virginica var. inermis "Shademaster" Shademaster Thornless Honeylocust	1 1/2" - 2" CAL.	B & B
T-4	0	Melaleuca glyptostrobilus Down Redwood	1 1/2" - 2" CAL.	B & B
T-5	0	Zelkova serrata "Village Green" Village Green Japanese Zelkove	1 1/2" - 2" CAL.	B & B
T-6	41	Platanus acerifolia "Bloodgood" Bloodgood LondonPlane Tree	1 1/2" - 2" CAL.	B & B
T-7	3	Oxydendron arborescens Sourwood	1 1/2" - 2" CAL.	B & B
T-8	21	Quercus phellos Willow Oak	1 1/2" - 2" CAL.	B & B
T-9	8	Tilia cordata "Chancellor" Chancellor Littleleaf Linden	1 1/2" - 2" CAL.	B & B
EVERGREEN TREES				
E-1	10	Abies concolor White Fir	1" - 1 1/2" CAL.	B & B
E-2	9	Ilex attenuata "Fosterii" Fosteria Holly	1" - 1 1/2" CAL.	B & B
E-3	12	Ilex 'Nella R. Stevens' Nella Stevens Holly	1" - 1 1/2" CAL.	B & B
E-4	3	Picea abies Norway Spruce	1" - 1 1/2" CAL.	B & B
E-5	10	Pinus strobus White Pine	1" - 1 1/2" CAL.	B & B
FLOWERING TREES				
F-1	33	Amelanchier laevis "Snowcloud" Snowcloud Serviceberry	1" - 1 1/2" CAL.	B & B
F-2	12	Cercidiphyllum japonica Katsura Tree	1" - 1 1/2" CAL.	B & B
F-3	21	Cercis canadensis Eastern Redbud	1" - 1 1/2" CAL.	B & B
F-4	6	Lagerstroemia x "Sloax" Crape myrtle	1" - 1 1/2" CAL.	B & B
F-5	23	Magnolia stellata Star Magnolia	1" - 1 1/2" CAL.	B & B
F-6	12	Prunus x yedoensis Yoshino Cherry	1" - 1 1/2" CAL.	B & B

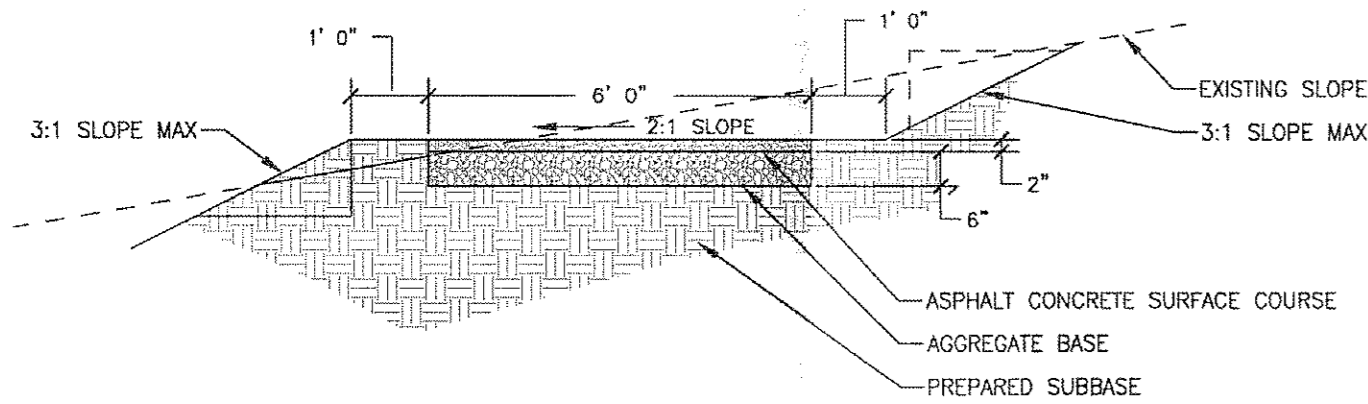
PLANT STANDARDS AND GUARANTEE

1. ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. ALL MATERIAL SHALL BE NURSERY GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS. VARIETIES SHALL BE ADAPTED TO THIS AREA, ZONE 7a.
2. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE LATEST ADDITION OF LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON AFTER COMPLETION OF SITE WORK.
4. ALL MATERIAL SHALL BE MAINTAINED DURING CONSTRUCTION AND GUARANTEED BY THE PROPERTY OWNER OR INSTALLER FOR THE DURATION OF ONE FULL YEAR FROM THE DATE OF LANDSCAPE CERTIFICATION. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.
5. ALL LANDSCAPING, BUFFERING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. DEAD OR DISEASED PLANTS SHALL BE REMOVED AND REPLACED WITH NEW MATERIAL BY THE OWNER WITHIN ONE GROWING SEASON.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF THE PROPOSED PLANT MATERIAL.

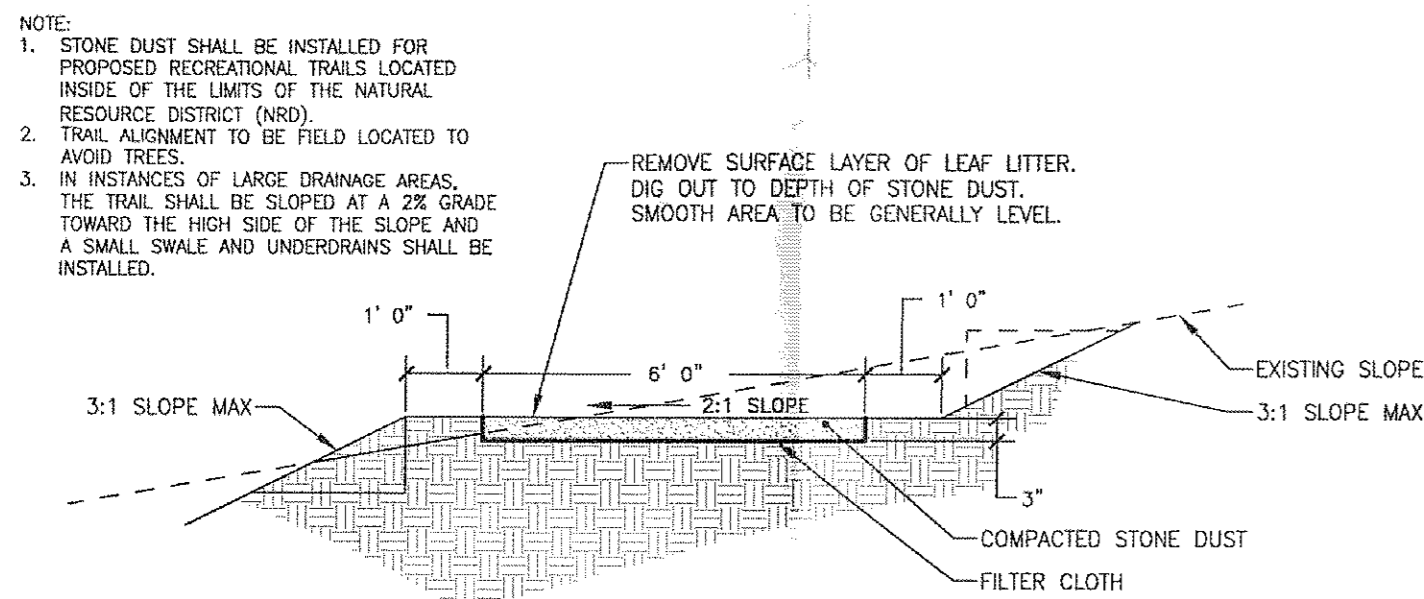
LANDSCAPE PLAN GENERAL NOTES

1. QUANTITIES OF TREES, EVERGREENS AND SHRUBS, WHEN NOTED ON THE PLANT LIST, ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THIS PLANT MATERIAL UNLESS UPON GRAPHIC SYMBOL QUANTITIES, CONTACT LANDSCAPE ARCHITECT IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF MATERIALS SHOWN ON THE DRAWINGS.
2. GROUND COVER, BULBS, PERENNIALS, ANNUALS AND VINE QUANTITIES SHALL BE AS NOTED IN THE PLANT LIST REGARDLESS OF THE NUMBER OF GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS.
3. TREES ARE NOT PERMITTED WITHIN FIFTEEN (15) FEET OF A PUBLIC UTILITY.
4. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD AFTER IMPLEMENTATION BY THE PROPERTY OWNER.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR BUFFER PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE HARBOR COUNTY DEPT. OF PLANNING & ZONING.

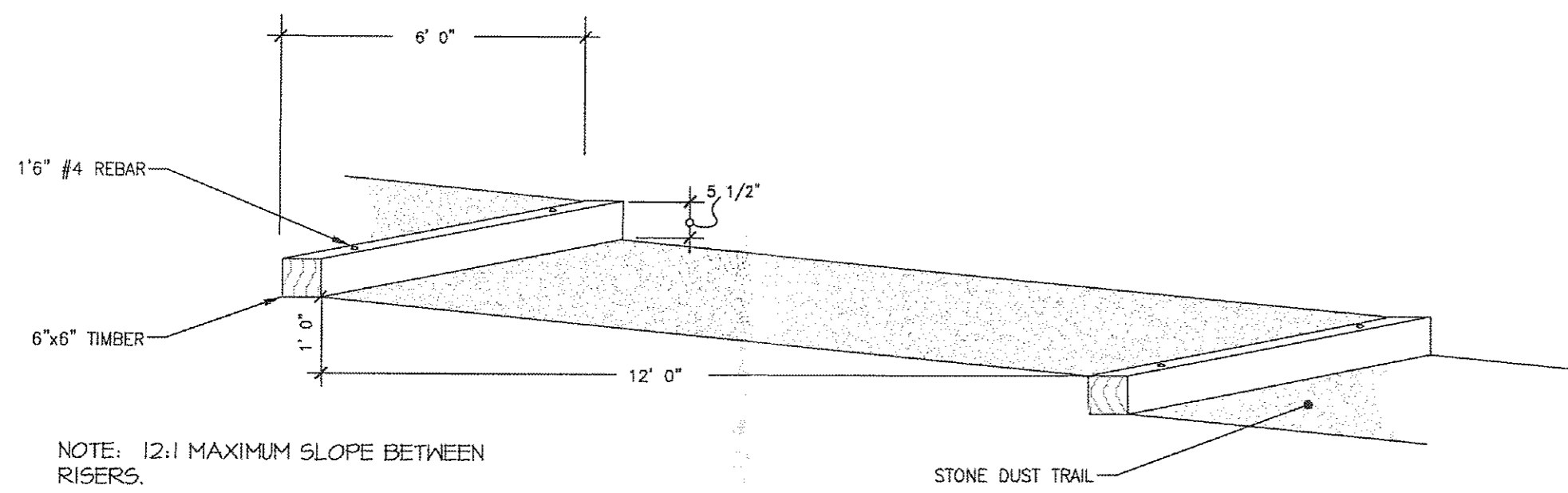
- NOTE:
1. ASPHALT SHALL BE INSTALLED FOR PROPOSED RECREATIONAL TRAILS LOCATED OUTSIDE OF THE LIMITS OF THE NATURAL RESOURCE DISTRICT (NRD).
  2. TRAIL ALIGNMENT TO BE FIELD LOCATED TO AVOID TREES.



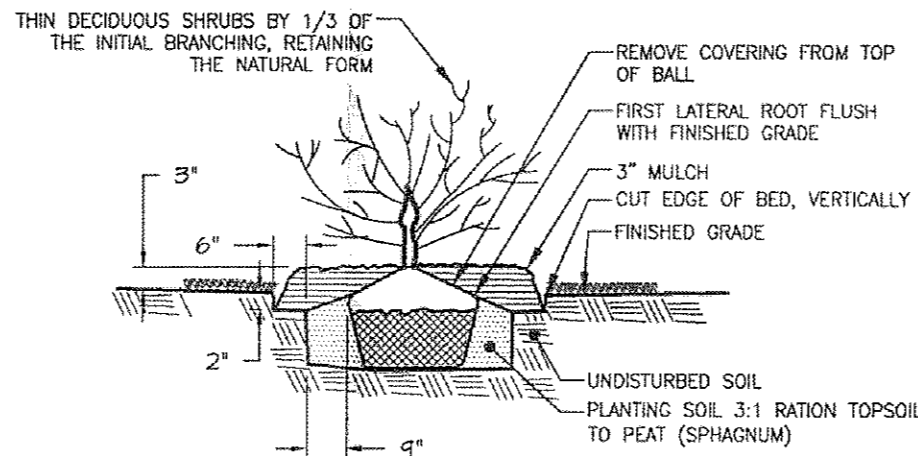
ASPHALT TRAIL SECTION  
NOT TO SCALE



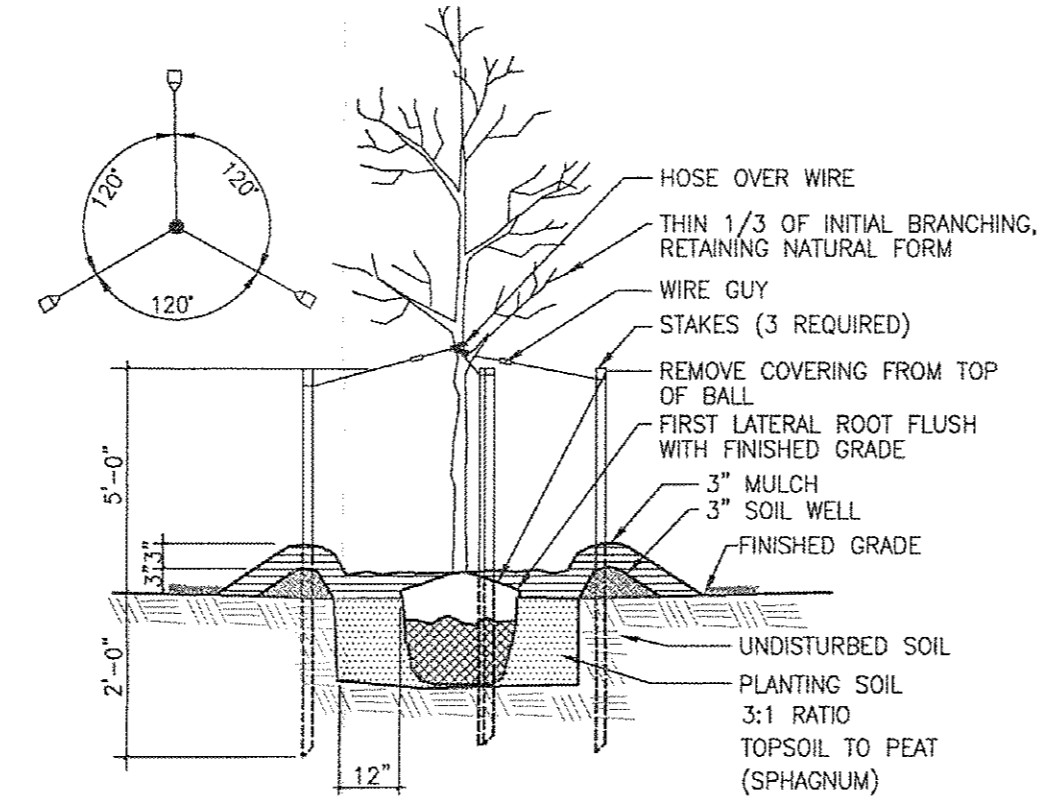
STONE DUST TRAIL SECTION  
NOT TO SCALE



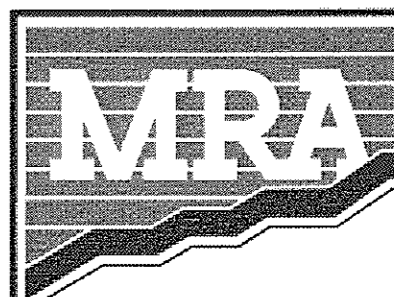
STONE TRAIL DETAIL - SLOPES IN EXCESS OF 12:1  
NOT TO SCALE



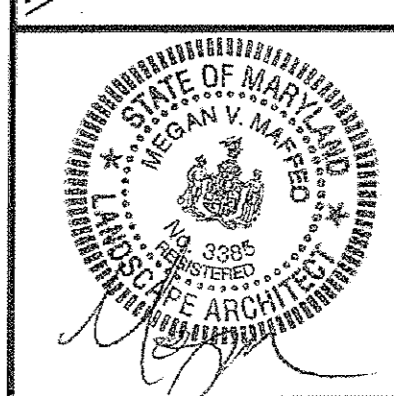
SHRUB DETAIL  
NOT TO SCALE



DECIDUOUS TREE DETAIL  
NOT TO SCALE



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FOR  
**EVA MAR**  
PHASE ONE  
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DATE	REVISIONS	JOB NO.: 18077/17613
09/22/2014	REVISED TO ADDRESS DAC COMMENTS.	SCALE: 1" = 100'
		DATE: 07/08/2014
		DRAWN BY: MVM
		DESIGN BY: MVM/ADD
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		SHEET: 2 OF 2